



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

June 8, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**BILL BLEVINS COUNTY PARK COMFORT STATION
AWARD CONSTRUCTION CONTRACT
SPECS. 6694; C.P. 69482
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find that C.G. Construction, Inc., is the apparent lowest responsible and responsive bidder, and award a Construction Contract to C.G. Construction for the construction of the Bill Blevins County Park Comfort Station project, subject to the satisfactory and timely receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.
2. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director to execute the Construction Contract, in the form previously approved by County Counsel, to C.G. Construction for \$287,690. Establish the effective date of the Construction Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow construction to proceed on a 600-square-foot comfort station building with multiple accommodations in the men's and women's restrooms at Bill Blevins County Park, which is a neighborhood park located in the City of Rowland Heights. Yearly park attendance is estimated at 26,000 visits, justifying the need for restroom accommodations in the park. The project also includes providing metal bollards at the park entrance and three new light poles.

On April 11, 2006, your Board adopted plans and specifications for this project and instructed the Executive Officer of the Board to advertise for construction bids. Of the four bids received on May 9, 2006, C.G. Construction was the apparent lowest responsible bidder meeting the criteria adopted by your Board. As instructed by your Board, a Consultant Services Agreement has been executed with C.G. Construction to prepare a baseline construction schedule for a not-to-exceed fee of \$2,200. Public Works reviewed the baseline construction schedule and finds it to be acceptable. The cost of the Consultant Services Agreement with C.G. Construction has been subtracted from their total lump sum bid as described in the Instructions to Bidders.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being since the project is an investment in public infrastructure and will provide enhanced recreational opportunities to assure good health and social and emotional well-being in the unincorporated area of Rowland Heights.

FISCAL IMPACT/FINANCING

The recommended Construction Contract with C.G. Construction is for \$287,690. In addition, approximately 10 percent of the construction amount (\$29,000) is allocated for Change Orders in the project budget.

The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services and a civic art allocation, is estimated at \$535,000. The project's civic art allocation of \$5,000 was transferred to the Civic Art Special Fund on April 18, 2006. The project is funded from the Safe Neighborhood Park Propositions of 1992 for \$160,000 and Park In-Lieu Fees (PPA#10) for \$375,000. The Project Schedule and Budget Summary are shown in Enclosure A.

Sufficient appropriation has been identified in the Fiscal Year 2005-06 Capital Projects Budget.

Operating Budget Impact

The park is maintained by a contractor, and estimates for the contractor's increased costs are not currently available. Parks and Recreation is soliciting estimates from the contractor and will request the additional operating funds as part of Fiscal Year 2007-08 New Facilities Request. Parks and Recreation will work with the Chief Administrative Office to determine the appropriate level of operations and available funding.

Parks and Recreation anticipates that the increase in ongoing operating costs to maintain the new restrooms will be approximately \$23,000, based on a cost estimate using County staff to maintain the facility.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of Contract award, C.G. Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

C.G. Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

As required on all publicly funded projects in excess of \$1,000, C.G. Construction will be required to pay prevailing State wage rates to all persons employed on the project.

ENVIRONMENTAL DOCUMENTATION

On April 11, 2006, your Board found that the construction of the Bill Blevins County Park Comfort Station is categorically exempt under the California Environmental Quality Act in accordance with Article 19, Section 15303 (d) and (e), and under the Environmental Document Reporting Procedures and Guidelines, Class 3 (a) and (b), adopted by your Board on November 17, 1987.

CONTRACTING PROCESS

On April 11, 2006, your Board adopted plans and specifications for the project at an estimated construction cost of \$350,000 and instructed the Executive Officer of the Board to advertise for construction bids. On May 9, 2006, four bids were received. C.G. Construction submitted a bid of \$289,890 to perform the work and was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

C.G. Construction's Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park to minimize disruption of services and to maintain safe public access to the park area during construction.

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CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

June 8, 2006

ENCLOSURE A

**BILL BLEVINS COUNTY PARK COMFORT STATION
AWARD CONSTRUCTION CONTRACT
SPECS. 6694; C.P. 69482**

I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date | Revised Completion Date |
|---------------------------------|--|--|
| Project Program | 06/16/06* | N/A |
| Design | | |
| Contract Execution | 07/18/05* | N/A |
| Construction Document Submittal | 12/20/05* | N/A |
| Jurisdictional Approval | 04/11/06* | N/A |
| Construction Bid and Award | 06/28/06 | 07/06/06 |
| Construction | | |
| Substantial Completion | 09/28/06 | 10/06/06 |
| Acceptance | 10/30/06 | 11/06/06 |

* Indicates completed activity

II. PROJECT BUDGET SUMMARY

| Budget Category | Approved Project Budget | Impact of this Action | Revised Project Budget |
|--------------------------------------|-------------------------|-----------------------|------------------------|
| Land Acquisition | 0 | 0 | 0 |
| Construction | | | |
| (a) Construction | \$ 350,000 | (\$ 60,110) | \$ 289,890 |
| (b) Change Orders (10 percent) | \$ 35,000 | (\$ 6,000) | \$ 29,000 |
| (c) Unforeseen Condition | | <u>\$ 66,110</u> | <u>\$ 66,610</u> |
| Subtotal | \$ 385,000 | 0 | \$ 385,000 |
| Plans and Specifications | \$ 44,000 | 0 | \$ 44,000 |
| Consultant Services | \$ 5,000 | \$ 1,000 | \$ 6,000 |
| Miscellaneous Expenditures | \$ 4,000 | \$ 1,300 | \$ 5,300 |
| Jurisdictional Review and Plan Check | \$ 10,000 | (\$ 2,300) | \$ 7,700 |
| County Services | \$ 82,000 | 0 | \$ 82,000 |
| Civic Art Allocation | \$ 5,000 | 0 | \$ 5,000 |
| TOTAL | \$ 535,000 | 0 | \$ 535,000 |

June 8, 2006

ENCLOSURE B

**BILL BLEVINS COUNTY PARK COMFORT STATION
AWARD CONSTRUCTION CONTRACT
SPECS. 6694; C.P. 69482**

This project consists of constructing a 600-square-foot comfort station building with multiple accommodations in the men's and women's restrooms. The project also includes providing metal bollards at the park entrance and three new light poles. There are no additive alternates for this project.

Bid Opening Date: May 9, 2006

Bid Summary:

| <u>Bidder</u> | <u>Total Lump Sum Bid</u> |
|---------------------------------|---------------------------|
| C.G. Construction, Inc. | \$289,890 |
| 4-Con Engineering, Inc. | \$399,000 |
| Procon Developers | \$310,000 |
| Torres Construction Corporation | \$359,000 |

Financial Information:

Public Works' fair construction cost estimate is \$350,000. There are no additive alternates for this project.

The Contract will be issued to C.G. Construction, Inc., for \$287,690 (\$289,890, the amount of its base lump sum bid, minus \$2,200, the amount of the Consultant Services Agreement previously awarded to C.G. Construction for the preparation of a baseline construction schedule).